



Betws Gwerfil Goch,  
Corwen, Denbighshire LL21 9PD

Price  
£385,000

An attractive double fronted three bedroom detached period farmhouse together with the original one/two bedroom house reputed to date from the 15th century providing an ideal holiday cottage, the whole set within large formal gardens of about 0.6 acre standing in a secluded country lane with splendid southerly views across the valley and the River Alwyn towards the Berwyn Mountains. Located on a very minor country lane between Betws GG and Maerdy about one and a half miles from A5 in an area of natural beauty, the main house affords a fine stone entrance, dining hall, lounge, kitchen, large utility room/pantry, modern shower and WC, first floor landing and three double bedrooms. Modern DG and oil CH. Period house providing kitchen/dining room, large double bedroom with modern bathroom and WC, first floor lounge and second room/occasional bedroom two. Useful stone loose box/stable providing workshop/stores and extensive informal gardens. INSPECTION HIGHLY RECOMMENDED. OPTION TO BUY 5 ACRE FIELD WITH MODERN SECURE BARN NEARBY.

#### LOCATION

Betws Gwerfil Goch stands in a secluded rural valley of outstanding natural beauty in the heart of rolling countryside, some 9 miles from Ruthin, 5 miles Corwen and approximately 2 miles from the A5 Trunk Road in Maerdy.



#### THE ACCOMMODATION COMPRISES:

##### TY CERRIG MAIN HOUSE

A fine stone entrance porch with door leading to:



##### DINING ROOM

5.26m (max) x 3.76m (17'3" (max) x 12'4")  
Measurement to include original inglenook style fireplace with an old enamelled range. With cottage style double glazed window to front, terrazzo tiled floor, side lobby with staircase rising off and two panelled radiators.



##### LOUNGE

4.72m x 3.96m (15'6" x 13'0")

An attractive room with a modern double glazed cottage style window to front, feature brick chimney breast with beams and wood burning stove, tv point and panelled radiator.



##### KITCHEN

5.84m x 1.73m (19'2" x 5'8")

A red enamelled oil fired Stanley stove with hot plate and oven, fitted base units with working surfaces to include sink, two windows and glazed door leading to rear.



##### UTILITY ROOM / PANTRY

2.87m x 1.75m (9'5" x 5'9")

A spacious room with a fitted work top and wall shelving, and void and plumbing for both washing machine and dishwasher.



##### SHOWER ROOM

3.66m x 2.26m (12'0" x 7'5")

A modern white suite comprising corner cubicle with valve, wash basin and wc, fitted airing cupboard with cylinder, extractor fan, double glazed window and panelled radiator.

##### FIRST FLOOR LANDING

##### BEDROOM ONE

4.72m x 3.96m overall (15'6" x 13'0" overall)

Features include a partially vaulted ceiling with exposed purlins, double glazed window with delightful views towards the Berwyn Mountains and panelled radiator.

##### BEDROOM TWO

4.17m x 3.15m including recess (13'8" x 10'4" including recess)

Double glazed window with far reaching rural views, vaulted ceiling with exposed purlins and radiator.

##### BEDROOM THREE

4.01m x 3.10m (13'2" x 10'2")

Double glazed window with far reaching views and panelled radiator.

##### PERIOD COTTAGE..THE ORIGINAL FARMHOUSE

On the ground floor, a part glazed door leading to:



##### KITCHEN / DINING ROOM

3.81m x 2.64m average (12'6" x 8'8" average)

Plus a deep original inglenook fireplace with substantial supporting beam, open beam ceiling, fitted base and wall units with wood grained effect finish drawer and door fronts and contrasting roll edged working surfaces to include 1.5 bowl sink with drainer, void and plumbing for washing machine and electric cooker. Electric night storage heater. Space saver spiral staircase rising to:



#### BEDROOM ONE

3.58m x 3.56m (11'9" x 11'8")

Full depth window, open beam ceiling and electric night storage heater. Built-in sliding door wardrobe. Sliding door to:



#### EN-SUITE SHOWER ROOM

3.53m x 1.73m (11'7" x 5'8")

A modern suite comprising a large walk-in cubicle with valve, fitted cabinet with basin and low level wc. Part tiled walls. Airing cupboard with cylinder and immersion heater. two windows, built-in cupboard. Electric night storage heater.

#### HALF LANDING

With double glazed door leading out and beyond to the first floor.

#### FIRST FLOOR

##### LIVING ROOM

3.81m x 2.64m (12'6" x 8'8")

(or OCCASIONAL BEDROOM TWO)

With a deep recess providing useful storage and two windows. Square archway to:



##### LOUNGE

4.11m x 3.53m (13'6" x 11'7")

Vaulted ceiling with exposed purlins, concealed storage, tv point, two windows and electric night storage heater.



#### OUTSIDE

The property stands in a slightly elevated setting amidst formal grounds of about 0.6 acre. It is approached via a splayed entrance and a five-bar gate to a long gravelled driveway which extends to the front of one side of the original house and beyond to the front of Ty Cerrig where there is an extensive parking area/courtyard.

#### LOOSE BOX/STABLE

A very useful stone and slated building located between the two houses, Manger and hay rack

#### GARDENS

The gardens are mainly to the front of the house providing a wide informal area being mainly lawned with gravelled areas and the base of a former farm building which could be replaced. Beyond to the southern elevation of both property are large sloping grounds within which are a number of mature trees and is an area of natural fauna and flora.



#### LAND

Located about 0.25 miles from Ty Cerrig is a paddock of about 5 acres which benefits from a substantial 2 bay portal farm building with concrete walls and secure entrance which also benefits from mains water and electricity. It is an idyllic setting with impressive views of the valley

#### VIEWS



#### AGENT'S NOTE

Denbighshire County Council - Council Tax Band F

#### DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen road for some nine miles through the village of Gwyddelwern and on reaching the 'T' junction with the A5104 Chester road, turn right. Continue to the traffic lights with the A5 and turn right in the direction of Betws y Coed and continue past the Rhug farm shop and therefore on reaching the traffic lights, continue straight ahead. After a further mile, take the right turning immediately adjoining The Goat Inn onto a minor road signposted Betws GG. Follow the road up the hill for approximately 1.25 miles, two left hand turnings will be seen at a point where the road bears right. At this point, take the second left signposted 'no through road' and continue for approximately one-third of a mile whereupon the entrance to Ty Cerrig is the second on the left hand side.

#### PRIORITY INVESTOR CLUB

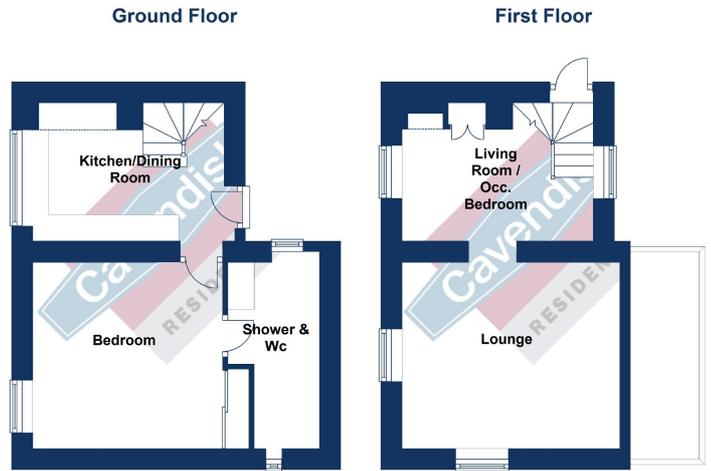
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david.adams@cavendishrentals.co.uk

#### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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